

**STATE OF WISCONSIN
DEPARTMENT OF VETERANS AFFAIRS**



REQUEST FOR ARCHITECTURAL/ENGINEERING SERVICES

**Building #503 Nurse's Quarters Renovation
Wisconsin Veterans Homes - King**

**King, Wisconsin
Project #14I3R**

November, 2014

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I. REQUEST STATEMENT

The Wisconsin Department of Veterans Affairs is requesting the selection of an Architect/Engineer to provide full design services including construction administration for the renovation of Building #503 at the Wisconsin Veteran’s Home – King.

II. PROJECT DESCRIPTION

A. Project Scope

In preparation for the demolition of Burns Clemens Hall, to make room for the new John R. Moses Skilled Nursing Facility, this project will renovate Building #503 Nurse’s Quarters to accommodate the Staff Development Training Program, IS Training and DOA’s Division of Facilities Development. It will remodel the existing apartment spaces into multiple training/conference rooms, offices, restrooms, and a kitchenette/break room. It will include the building of an environmentally controlled computer system server room in the basement.

The renovation includes asbestos abatement and demolishing inside walls on floors one and two; build-out of new spaces including replacement and re-routing, and repair of deficiencies in the structure, plumbing, electrical, and HVAC systems, and IT equipment and wiring. A ramp will be added to provide an ADA accessible entrance to the second floor.

B. Project Location

Wisconsin Veterans Home
King, Wisconsin

C. Project Background and Existing Conditions

Building #503 Nurse’s Quarters, also called Employee Dorm or Nurses Dorm, is an 8,500 Square Foot, two-story building of wood frame construction with a flat roof built in 1968. In the past, the building was used as employee apartments but needs to be remodeled into training and office space for operations displaced by the demolition of Burns Clemens Hall.

An evaluation of Building 503 was done in 2009 as part of a campus-wide building assessment. For more information about that review, see the Berners-Schober Associates Building Evaluation, 2009.

III. PROPOSED SCHEDULE

A/E Advertisement	NOV 2014
A/E Selection	DEC 2014
Design Report to Building Commission	AUG 2015
Bid Opening	DEC 2015
Construction Begins	APR 2016
Substantial Completion	APR 2017

IV. PROPOSED BUDGET

Construction	\$
Haz Mats	
Total Construction	
Contingency	
Architect/Engineer	
AE Other	
DFD Fees	
Equipment	
Total Project Budget	\$ 1,230,000

GFSB funding for this project is proposed in the Department of Veterans Affairs 2015-17 Capital Budget.

V. AGENCY CONTACT: Kay Lund, 608-266-3732, Kay.Lund@dva.wisconsin.gov

VI. AE SCOPE OF SERVICES

The AE will meet the requirements of the DFD AE Policy and Procedure Manual.

VII. OTHER SUPPORTING DOCUMENTS

- Berners-Schober Associates Renovation Cost Estimate, April 2014
- Berners-Schober Associates Building Evaluation, 2009
- Draft Layout for Renovations